

Board Meeting Minutes
December 5, 2017

Present via teleconference were:

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| Doug La Follette, Commissioner | Secretary of State |
| Matt Adamczyk, Commissioner | State Treasurer |
| Brad Schimel, Board Chair | Attorney General |
| Tom German, Deputy Secretary | Board of Commissioners of Public Lands |
| Vicki Halverson, Office Manager | Board of Commissioners of Public Lands |
| Richard Sneider, Loan Analyst and
Chief Investment Officer | Board of Commissioners of Public Lands |

ITEM 1. CALL TO ORDER

Board Chair Schimel called the meeting to order at 2:00 p.m.

ITEM 2. APPROVE MINUTES – NOVEMBER 20, 2017

MOTION: Board Chair Schimel moved to approve the minutes; Commissioner La Follette seconded the motion.

DISCUSSION: None.

VOTE: The motion passed 3-0.

ITEM 3. APPROVE LOANS

Deputy Secretary German reported that the loans had been reviewed for proper public purpose.

<u>Municipality</u>	<u>Municipal Type</u>	<u>Loan Type</u>	<u>Loan Amount</u>
1. Baraboo Columbia and Sauk Counties Application #: 02018076 Purpose: Finance high school renovation and construction	School Rate: 3.00% Term: 3 years	General Obligation	\$1,960,000.00
2. Chimney Rock Trempealeau County Application #: 02018073 Purpose: Finance 2016 and 2017 flood repairs	Town Rate: 3.50% Term: 10 years	General Obligation	\$300,000.00
3. Clark Clark County Application #: 02018083 Purpose: Finance road construction	County Rate: 3.00% Term: 2 years	General Obligation	\$1,800,000.00
4. Green Bay Brown County Application #: 02018077 Purpose: Finance neighborhood redevelopment	City Rate: 3.50% Term: 10 years	General Obligation	\$500,000.00

5.	Harrison Grant County Application #: 02018074 Purpose: Finance roadwork	Town Rate: 3.50% Term: 10 years	General Obligation	\$350,000.00
6.	Kohler Sheboygan County Application #: 02018082 Purpose: Finance capital equipment and street projects	Village Rate: 3.50% Term: 10 years	General Obligation	\$610,000.00
7.	Menomonie Dunn County Application #: 02018078 Purpose: Finance TID #15 development expenses	City Rate: 3.00% Term: 5 years	General Obligation	\$500,000.00
8.	Monroe Green County Application #: 02018079 Purpose: Finance TID #9 land acquisition	City Rate: 4.00% Term: 20 years	General Obligation	\$1,850,000.00
9.	Pewaukee Waukesha County Application #: 02018080 Purpose: Purchase dump/plow truck	Village Rate: 3.50% Term: 10 years	General Obligation	\$195,000.00
10.	Sun Prairie Dane County Application #: 02018081 Purpose: Finance infrastructure projects	City Rate: 3.00% Term: 2 years	General Obligation	\$3,700,000.00
11.	Trempealeau Trempealeau County Application #: 02018070 Purpose: Finance road construction	County Rate: 3.00% Term: 2 years	General Obligation	\$1,840,600.00
12.	Trempealeau Trempealeau County Application #: 02018071 Purpose: Purchase squad vehicles	County Rate: 3.00% Term: 2 years	General Obligation	\$132,000.00
13.	Trempealeau Trempealeau County Application #: 02018072 Purpose: Finance courthouse upgrades	County Rate: 3.00% Term: 2 years	General Obligation	\$757,760.00
14.	Whiting Portage County Application #: 02018075 Purpose: Finance roadwork and associated utility costs	Village Rate: 4.00% Term: 20 years	General Obligation	\$350,000.00
TOTAL				\$14,845,360.00

MOTION: Board Chair Schimel moved to approve the loans; Commissioner La Follette seconded the motion.

DISCUSSION: None.

VOTE: The motion passed 2-1. Commissioner La Follette and Board Chair Schimel voted aye; Commissioner Adamczyk voted no.

ITEM 4. PROPOSED LAND BANK SALES TO THE PUBLIC

Deputy Secretary German explained that the parcels are isolated, and staff have determined the properties should be sold via sealed bid. Commissioner Adamczyk questioned why an appraisal was obtained and the minimum price made known prior to a potential interested party making an offer. He speculated that perhaps an offer would have been made for an amount higher than the appraised value. Deputy Secretary German explained that current law requires an appraisal be conducted before offering Trust Lands for sale. The property can then be sold via a sealed bid process or a public auction. The sealed bid process involves publishing a class 3 legal notice in the newspaper in the county in which the land resides. The notice includes the legal description along with a deadline for bid submission. Three parcels recently sold via the sealed bid process for amounts over their appraised value.

Commissioner Adamczyk again asked what precluded staff from obtaining offers from interested parties or listing the property with a realtor. Commissioner La Follette pointed out that using a realtor would require BCPL to pay a commission. Commissioner Adamczyk questioned why staff could not simply provide a “ballpark” value for land parcels rather than paying for an appraisal. He then indicated that he would vote in favor of the sales. Commissioner La Follette asked if one of the Board’s foresters could conduct the appraisals. Deputy Secretary German replied that they do not have the mandatory training as appraisers and the hours required to obtain the training were quite significant. In addition, the individual conducting the appraisal must certify the appraisal was conducted in accordance with law.

Commissioner Adamczyk asked if the adjoining landowners’ names could be provided for future Trust Land sales. He clarified that the information could be relayed via email; it did not have to be included in the board materials.

MOTION: Board Chair Schimel moved to approve the sale of the parcels via sealed bid; Commissioner La Follette seconded the motion.

VOTE: The motion passed 3-0.

ITEM 4A. S1803 – JACK PINE TOWER, ONEIDA COUNTY

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands authorizes the sale of the Property pursuant to a sealed bid process. The minimum acceptable bid for the Property shall be the appraised value as determined by the independent appraiser as set forth above. Such sale shall be conducted in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transactions.

ITEM 4B. S1805 – REIMER CREEK, IRON COUNTY

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands authorizes the sale of the Property pursuant to a sealed bid process. The minimum acceptable bid for the Property shall be the appraised value as determined by the independent appraiser as set forth above. Such sale shall be conducted in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute any documents reasonably necessary to complete such transactions.

ITEM 5. FUTURE AGENDA ITEMS

None.

ITEM 6. EXECUTIVE SECRETARY'S REPORT

Deputy Secretary German reported that he and other staff recently met with the WI Public Service broadband director to discuss how State Trust Fund Loans could be used by municipalities to fund broadband expansions. Board Chair Schimel and Commissioner La Follette commended staff for their efforts.

ITEM 7. ADJOURN

The meeting adjourned at approximately 2:20 p.m.



Thomas P. German, Deputy Secretary

These minutes have been prepared from a recording of the meeting. The summaries have not been transcribed verbatim.
Link to audio recording: ftp://doaftp1380.wi.gov/doadocs/BCPL/2017-12-05_BCPL-BoardMtgRecording.mp3